



AR01393537

PETITION NO. 2

CP 19302

ZONING MAP 10b

RECOMMENDATION: Unfavorable

EXPER NO. 1

BORAK, REPOWER

8/23/68

BASIC INFORMATION

LOCATION:

The entire block bounded by Barclay Avenue, Union Street, Sanford Avenue and Kissena Boulevard in Flushing, Queens. Tax Block 5045. Lots 1, 30 and 53.

REQUESTED CHANGE: From R7-1 to C4-2 (General Commercial District).

ZONING ISSUE: The proper use of the property.

PRIOR ACTION: None under the current Zoning Resolution.

PETITIONER'S
CLAIMS

1. A preliminary plan to develop the property with high-rise apartments under R7-1 controls and totaling 800 dwelling units had been submitted to the Federal Aviation Agency which found the buildings to be within LaGuardia's flight obstruction area and therefore a hazard to air navigation. Petitioner found thereafter that the projected housing development would not be economical because of high land costs and competition from apartments built under the less restrictive provisions of the former Zoning Resolution.
2. The surrounding community displays a variety of developments with residential, commercial and community facility uses interspersed. The proposed rezoning will represent an expansion of the already existing commercial zoning on the bordering streets.
3. A major department store has indicated an interest in the development of the site as a \$10 million, two- and three-story shopping center with on-site parking on several levels and with off-street loading berths.
4. The proposed shopping development will "enhance the surrounding community" and provide much-needed revenue and employment for the City.

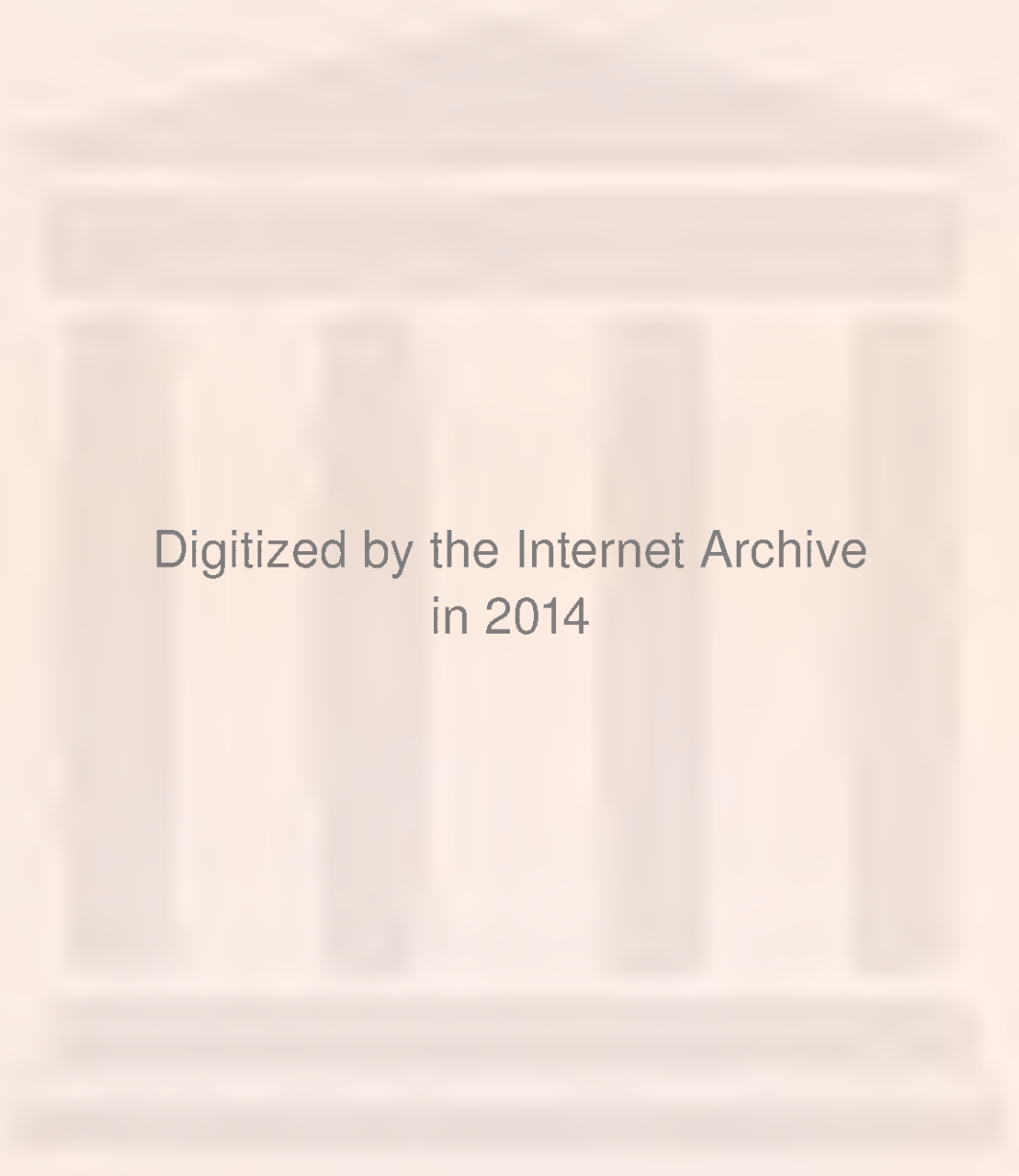
OFFSITE
KFX
2079
-P48
1968g

AVERY ARCHITECTURAL AND FINE ARTS LIBRARY
GIFT OF SEYMOUR B. DURST OLD YORK LIBRARY

REVIEW BY OPERATIONS PLANNING DIVISION

SUBJECT PROPERTY: The western two-thirds of the block has about a quarter of its land area covered by the two buildings of St. Joseph's Convent. (The larger one includes a dormitory and chapel while the smaller one is used for classrooms.) The eastern fifth or so of the block is park-like in character. Between these two major segments of the site lie three small lots in use for private homes. Together these occupy only a very small portion of the subject block.

SURROUNDING PROPERTY: The two most prominent kinds of uses observed along the periphery of the subject property were six-story apartment houses (both new ones and good ones of medium age) and a variety of institutional buildings (including public and private schools, churches and the Flushing Regional Library). The traffic level throughout the immediate neighborhood including the abutting streets is quite heavy because of the extensive prime business district two blocks north and the concentrations of institutional and high-density residential structures. The juncture of Kissena Boulevard and Sanford Avenue which is the southwest corner of the applicant's property, is an important focal point for the area's traffic and illustrates the degree to which the neighborhood is oversaturated with developments of all kinds. The Long Island Rail Road's Northern Division runs north of 41 Avenue at this point and provides a good demarkation line between the General Commercial District (C4-2) to the north and local retail uses to the south. This line is recognized in the current zoning pattern.



Digitized by the Internet Archive
in 2014

<https://archive.org/details/petitionno2cp19300unse>

RECOMMENDATION: The request should be denied. Granting the request would break the present reasonable 41 Avenue boundary between the General Commercial District two blocks north and the residential and institutional area. The already heavy traffic here would grow beyond controllable bounds if several more department stores were located in this immediate area. Customer auto traffic with triple turnover of parking spaces and additional truck traffic would have a most undesirable impact on the current institutions and residents in the vicinity.

The petitioner's claim that the site cannot be developed economically under R7-1 controls and within the height restrictions which stem from the nearby airports is highly questionable. The Federal Aviation Agency's April 22, 1965 reply to the petitioner's proposal to develop high-rise buildings indicates, in effect, that buildings on the site can rise 154 feet above mean sea level (or 99 feet above the ground level). This limitation will surely permit development with apartments rising six or more stories. Indeed, on several sides of the subject site, recent apartment houses of this height have been erected. Further, since the petitioner is not the owner but the vendee-owner of the property, there is opportunity to adjust the selling price in accordance with allowable development possibilities rather than projected ones which require a zoning change.

The petitioner's claim that the proposed rezoning will represent an expansion of an already existing commercial district indicates a misunderstanding of the important distinction between a General Commercial District and one allowing only local retail shops in residential zones (C4-2 as opposed to C1-2). The variety of existing development surrounding the property referred to by the petitioner cannot be taken as a justification for the requested change; as stated, there is a discernible pattern of adjacent development which is strongly institutional and multi-story residential, a pattern which would be exploded by inserting a shopping center.

It is improbable that the Flushing shopping center, which has been under the same pressures from the new suburban shopping centers as other older commercial cores, can profit from the presence of additional department stores on the subject site. The proposed shopping development is as likely to take trade away from existing shops as it is to draw new customers to the area.

March 1, 1966

ZONING MAP

CITY PLANNING COMMISSION

THE CITY OF NEW YORK



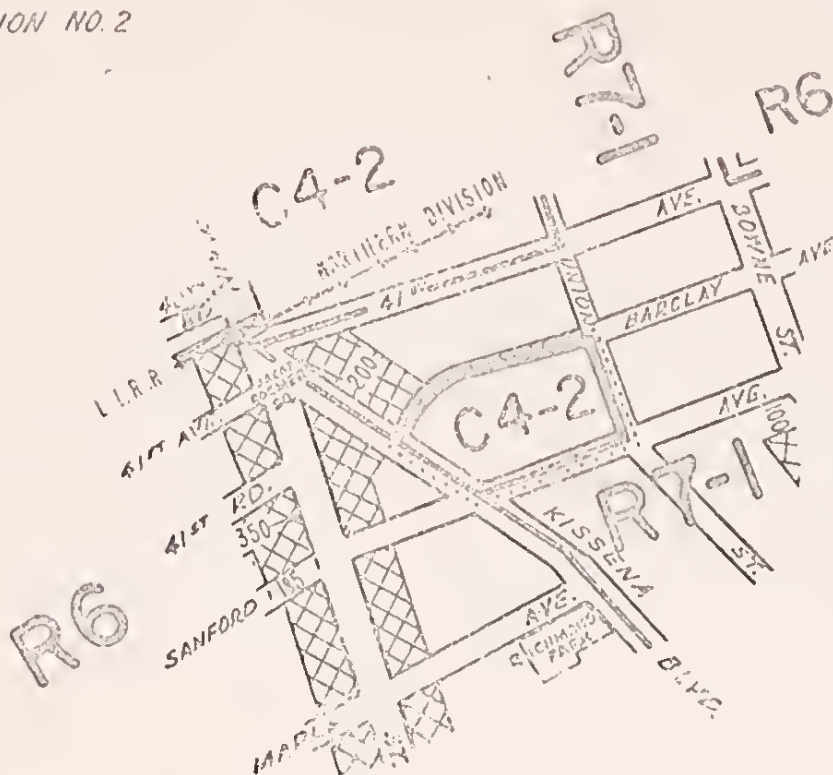
| | | |
|-----|-----|-----|
| 9c | 10o | 10c |
| 9d | 10b | 10d |
| 13c | 14o | 14c |

..... INDICATES PROPERTY
..... REZONED BY AMENDMENT
EFFECTIVE JANUARY 28, 1965

A-229

АВСТАЛИЯ ДА АЛДІ ІМА АН ОЖАМІАДІОУ





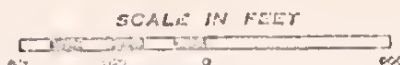
CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP
106

BOROUGH OF
QUEENS

New York, March 30, 1966

John A. Vitviter
Secretary

Louis Robert
Actg. Director, Division of Zoning
J. F. Ashworth
Chief, Office of Technical Controls



NOTE

- indicates a C4-2 District boundary.
- The area enclosed by the fine dotted line is proposed to be changed from an R7-1 District to a C4-2 District.
- indicates a C1-2 District.

sr PL 106

